### **ANNUAL REPORT**

LICENSEE: TRUMP PLAZA HOTEL & CASINO

ADDRESS: MISSISSIPPI AVENUE & BOARDWALK

ATLANTIC CITY, NJ 08401

# FOR THE YEAR ENDED DECEMBER 31, 1993

TO THE

CASINO CONTROL COMMISSION

OF THE

STATE OF NEW JERSEY



NAME OF OFFICER IN CHARGE OF CORRESPONDENCE REGARDING

THIS ANNUAL REPORT.....GEORGE T. PAPANIER

OFFICIAL TITLE.....VICE-PRESIDENT OF FINANCE

ADDRESS......MISSISSIPPI AVENUE & BOARDWALK

ATLANTIC CITY, NJ 08401

# TRADING NAME OF LICENSEE: TRUMP PLAZA HOTEL & CASINO LIST OF FORMS - ANNUAL REPORT

### FOR THE YEAR ENDED DECEMBER 31, 1993

<u>TITLE</u>	FORM NO
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### **BALANCE SHEETS**

### **DECEMBER 31, 1993 AND 1992**

(UNAUDITED)
(\$ IN THOUSANDS)

LINE	DESCRIPTION					
(a)	(b) ASSETS			(c) 1993		(d) 1992
	Current Assets:	***************************************		***************************************	1	
1	Cash	***************************************	\$	14,391	\$	18,802
2	Marketable securities		<u> </u>		<b>T</b>	
3	Receivables and patrons' checks (net of allow	vance for				
	doubtful accounts - 1993, \$10,616; 1992, \$	14,402)		6,957		7,870
4	Inventories	• • • • • • • • • • • • • • • • • • • •		3,566		3,068
5	Prepaid expenses and other current assets	NOTE 2		2,701		2,502
6	Total current assets			27,615		32,242
_						<u> </u>
7	Investments, Advances, and Receivables	NOTE 3		9,863		5,021
8	Property and Equipment - Gross	NOTE 4		415,591		409,739
9	(Accumulated Depreciation/Amortization)	NOTE 4		(122,450)		(109,473)
10	Other Assets	NOTE 5		44,934		33,882
11	Total Assets		\$	375,553	\$	371,411
40	LIABILITIES AND EQUITY Current Liabilities:					
12	Accounts Payable		\$	4,401	\$	5,890
13	Notes Payable	·		264		194
	Current portion of long-term debt:					
14	Due to affiliates			_		
15	Other			1,633		9,980
16	Income taxes payable and accrued					_
17	Other accrued expenses	NOTE 6		16,041		28,487
18	Other current liabilities			7,280		7,071
19	Total current liabilities	•••••••••••••••••••••••••••••••••••••••		29,619		51,622
	Long-Term Debt:					
20	Due to affiliates			325,859		225,000
21	Other	NOTE 9		5,837		24,723
22	Deferred Credits	NOTE 10		1,673		496
23 ^	Other Liabilities	NOTE 13		2,949		58,208
24	Commitments and Contingencies	NOTE 14	····	-		
25	Total Liabilities			365,937		360,049
26	Stockholders', Partners', or Proprietor's Equity.			9,616		11,362
27	Total Liabilities and Equity		\$	375,553	\$	371,411

The accompanying notes are an integral part of the financial statements. Valid comparisons cannot be made without using information contained in the notes.

### STATEMENTS OF INCOME

### FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993 AND 1992

(UNAUDITED)
(\$ IN THOUSANDS)

LINE	DESCRIPTION	(c) 1993	(d) 1992
(a)	(b)		
	Revenue:		
1	Casino		\$ 268,441
2	Rooms	L	25,783
3	Food and beverage		45,506
4	Other		
5	Total revenue	336,110	350,640
6	Less: Promotional allowances		39,905
7	Net revenue	298,988	310,735
	Costs and Expenses:		
8	Costs of goods and services		165,328
9	Selling, general, and administrative		80,441
10	Provision for doubtful accounts	90	4,675
11	Total costs and expenses	226,961	250,444
12	Gross Operating Profit	72,027	60,291
13	Depreciation and amortization	17,554	15,842
	Charges from affiliates other than interest:		
14	Management feesNOTE 14	1,247	708
15	OtherNOTE 14	2,513	2,127
16	Income (Loss) from Operations	50,713	41,614
17	Other Income (Expenses): Interest (expense) - affiliatesNOTE 11		(27,720)
18	Interest (expense) - external	(2,123)	(4,123)
19	Investment alternative tax and related income		promanencemen
	(expense) - net	(1,047)	(2,003)
20	Nonoperating income (expense) - netNOTE 12		(5,583)
21	Total other income (expense)	(40,056)	(39,429)
22	Income (Loss) before Income Taxes and Extraordinary Items		2,185
23	Provision (credit) for income taxesNOTE 16		(233)
24	Income (Loss) before Extraordinary Items	9,547	2,418
25	Extraordinary items (net of income taxes –		THE PERSON NAMED AND ADDRESS OF THE PERSON NAMED AND ADDRESS O
00	1993,\$ - , 1992, \$ - )NOTE 15	4,120	(38,205)
26	Net Income (Loss)	\$ 13,667	<b>\$ (</b> 35,787)

The accompanying notes are an integral part of the financial statements. Valid comparisons cannot be made without using information contained in the notes.

### STATEMENTS OF INCOME

### FOR THE THREE MONTHS ENDED DECEMBER 31, 1993 AND 1992

(UNAUDITED)
(\$ IN THOUSANDS)

LINE	DESCRIPTION	(c) 1993	(d) 1992
(a)	(b)		
	Revenue:		
1	Casino	\$ 59,641	\$ 59,659
2	Rooms		3,958
3	Food and beverage	9,899	
4	Other	2,291	<del></del>
5	Total revenue	76,184	
6	Less: Promotional allowances		8,948
7	Net revenue		
	Costs and Expenses:		
8	Costs of goods and services	36,918	38,379
9	Selling, general, and administrative		18,713
10	Provision for doubtful accounts	(32)	(392)
11	Total costs and expenses	54,488	56,700
12	Gross Operating Profit	13,027	9,994
13	Depreciation and amortization	4,149	3,911
	Charges from affiliates other than interest:		
14	Management feesNOTE 14	452	250
15	OtherNOTE 14	475	535
16	Income (Loss) from Operations	7,951	5,298
	Other Income (Expenses):		
17	Interest (expense) - affiliatesNOTE 11		(6,750)
18	Interest (expense) – external	(263)	(832)
19	Investment alternative tax and related income		
-	(expense) — net	(185)	(230)
20	Nonoperating income (expense) - netNOTE 12	(1,269)	(436)
21	Total other income (expense)	(11,135)	(8,248)
22	Income (Loss) before Income Taxes and Extraordinary Items	(3,184)	(2,950)
23	Provision (credit) for income taxesNOTE 16	(215)	(240)
24 .	Income (Loss) before Extraordinary Items	(2,969)	(2,710)
25	Extraordinary items (net of income taxes –		
	1993, \$ - ; 1992, \$ - )		
26	Net Income (Loss)	\$ (2,969)	\$ (2,710)

The accompanying notes are an integral part of the financial statements. Valid comparisons cannot be made without using information contained in the notes.

# STATEMENTS OF CASH FLOWS

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993 AND 1992

# (UNAUDITED) (\$ IN THOUSANDS)

LINE	DESCRIPTION	(c) 1993	(d) 1992
(a)	(b)		
1	Net Cash Provided (Used) by Operating Activities	\$ 25,037	\$ 27,017
	Cash Flows from Investing Activities:		
2	Purchase of short-term investment securities		-
3	Proceeds from the sale of short-term invest. securities	L	
4	Cash outflows for property and equipment		(7,119)
5	Proceeds from disposition of property and equipment	-	34
6	Purchase of casino reinvestment obligations		(1,853)
7	Purchase of other investments and loans/advances made	(6,109)	(971)
8	Proceeds from disposal of investments and collection		
	of advances and long-term receivables		_
9	Cash outflows to acquire business entities		-
10	Casino Reinvestment Obligation Donation	·	312
11			-
12	Net Cash Provided (Used) by Investing Activities	(18,550)	(9,597)
	Cash Flows from Financing Activities:		***************************************
13	Cash proceeds from issuance of short-term debt	1,478	1,523
14	Payments to settle short-term debt	(2,651)	(1,725)
15	Cash proceeds from issuance of long-term debt	325,687	51
16	Costs of issuing debt	(14,299)	
17	Costs of issuing debt	(247,331)	(6,618)
18	Cash proceeds from issuing stock or capital contribution	-	_
19	Preferred Partnership interest payments	(40,000)	
20	Capital withdrawals	(27,500)	*
21	Charges to equity from refinancing & payments of dividends	(6,282)	(2,324) *
22	••••••	-	-
23	Net Cash Provided (Used) by Financing Activities	(10,898)	(9,093)
	,		
24	Net Increase (Decrease) in Cash and Cash Equivalents	(4,411)	8,327
	•		
25	Cash and Cash Equivalents at Beginning of Period	18,802	10,475
26	Cash and Cash Equivalents at End of Period	\$ 14,391	\$ 18,802
	-		

### SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION

	Cash Paid During Period For:	T		
27	Interest (net of amount capitalized)	\$	41,118	\$ 25,310
	Income taxes			\$ _

The accompanying notes are an integral part of the financial statements. Valid comparison cannot be made without using information contained in the notes.

# STATEMENTS OF CHANGES IN PARTNERS' OR PROPRIETOR'S EQUITY

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993 AND 1992

### (UNAUDITED) (\$ IN THOUSANDS)

LINE	DESCRIPTION	(c) 1993	(d) 1992
(a)	(b)		
	Invested Capital:		
1	Beginning balance (January 1)	\$ 50,707	\$ 50,707
2	Additional capital invested		
3	Conversion of Preferred into a General Partnership Interest	18,407	_
4	Ending balance	69,114	50,707
	Accumulated Income (Loss):		
5	Beginning balance (January 1)	14,724	50,511
6	Prior period adjustments		
7	Net income (loss)	13,667	(35,787)
8			
9	Ending balance	28,391	14,724
	Capital Withdrawals:		
10	Beginning balance (January 1)		<u> </u>
11	Additional capital withdrawals		
12	Preferred Partnership Interest Distribution	(6,320)	(6,894)
13	Ending balance	(87,889)	(54,069)
	Net Unrealized Loss on Noncurrent	-	
	Marketable Equity Securities:		
14	Beginning balance (January 1)		
15		-	_
16			
17	Ending balance		
	Ending Partners' or		
18	Proprietor's Equity	<b>\$</b> 9,616	<b>\$</b> 11,362
Ll			

The accompanying notes are an integral part of the financial statements. Valid comparison cannot be made without using information contained in the notes.

### STATEMENTS OF CASH FLOWS

FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1993 AND 1992

### (UNAUDITED) (\$ IN THOUSANDS)

LINE	DESCRIPTION	(c) 1993	(d) 1992
(a)	(b)		
	Net Cash Flows from Operating Activities:		
29	Net income (loss)	\$ 13,667	\$ (35,787)
	Noncash items included in income and cash items		
	excluded from income:		
30	Depreciation and amortization of property & equipment	17,177	15,211
31	Amortization of other assets	377	631
32	Amortization of debt discount or premium	172	_
33	Deferred income taxes - current	_	
34	Deferred income taxes - noncurrent	1,177	(233)
35	(Gain) loss on disposition of property and equipment		(34)
36	(Gain) loss on casino reinvestment obligation	1,047	2,003
37	(Gain) loss from other investment activities		
38	Net (increase) decrease in receivables and patrons'		
	checks	913	4,774
39	Net (increase) decrease in inventories	(498)	(167)
40	Net (increase) decrease in other current assets		778
41	Net (increase) decrease in other assets	5,890	(958)
42	Net increase (decrease) in accounts payable	(1,489)	(1,373)
43	Net increase (decrease) in other current liabilities		
	excluding debt	(9,103)	3,967
44			
45	Extraordinary (Gain) Loss	(4,120)	38,205
46			
47	Net Cash Provided (Used) by Operating Activities	\$ 25,037	\$ 27,017

#### SUPPLEMENTAL SCHEDULE OF NONCASH INVESTING AND FINANCING ACTIVITIES

	Acquisition of Property and Equipment:			<del></del>
48	Additions to property and equipment	\$ (10,078)	\$	(8,643)
49	Less: Capital lease obligations incurred	460		1,524
50	Cash Outflows for Property and Equipment	\$ (9,618)	\$	(7,119)
	Acquisition of Business Entities:			
51	Property and equipment acquired	\$ 	\$	_
52	Goodwill acquired			_
53 .	Net assets acquired other than cash, goodwill, and			
	property and equipment			
54	Long-term debt assumed	_		
55	Issuance of stock or capital invested	-		
56	Cash Outflows to Acquire Business Entities	\$ 	\$	_
	Stock Issued or Capital Contributions:			
57	Total issuances of stock or capital contribution	\$ 	\$	_
58	Less: Issuances to settle long-term debt	-	***************************************	
59	Consideration in acquisition of business entities	-	**************************************	
60	Cash Proceeds from Issuing Stock or Capital Contributions	\$ 	\$	

### NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### A. Organization

Trump Plaza Associates, (the "Company"), doing business as Trump Plaza Hotel and Casino ("Trump Plaza") was organized in June 1982 as a general partnership under the laws of the State of New Jersey for the purpose of acquiring, completing the construction of and operating Trump Plaza. As part of a Prepackaged Plan of Reorganization under Chapter 11 of the U.S. Bankruptcy Code consummated on May 29, 1992 the Company issued a Promissory Note to reflect the terms of the 12% Mortgage Notes. On June 25, 1993 the Company issued a new Promissory Note (the "Partnership Note") to reflect the terms of the 10 7/8% Mortgage Notes and redeemed all of the Company's outstanding 12% Mortgage Notes.

#### B. Offering of Mortgage Notes And Units

On June 25, 1993 Trump Plaza Funding, Inc. ("TPF") and the Company issued \$330,000,000 of Mortgage Notes (for net proceeds of \$325,687,000). The proceeds, together with cash on hand were used as follows: (i) \$225 million of such proceeds were used to repay its promissory note to TPF which proceeds were then used by TPF to redeem the 12% Mortgage Bonds, due 2002; (ii) \$12 million was used to repay the Regency Note; (iii) \$40 million was used to repay a portion of the Preferred Partnership Interest; (iv) approximately \$14.3 million was used to pay the expenses incurred in connection with the Offerings; (v) \$27.5 million of the Mortgage Notes was used to make a Special Distribution to Donald J. Trump which was used by Donald J. Trump to repay certain personal indebtedness and (vi) to pay accrued interest on the Bonds and accrued dividends on the Preferred Stock. No portion of the net proceeds of the Offering was retained by the Company for working capital purposes.

#### C. Gaming Revenues

Gaming revenues represent the net win from gaming activities which is the difference between amounts wagered and amounts won by patrons. During 1992, certain Progressive Slot Jackpot Programs were discontinued which resulted in \$4,100,000 of related accruals being taken into income.

#### D. Promotional Allowances

Total (gross) revenues include the retail value of complimentary food, beverage and hotel services furnished to patrons. The retail value of these promotional allowances is deducted from gross revenues to arrive at net revenues. The cost of promotional allowances is charged to operations.

#### E. <u>Inventories</u>

Inventories of provisions and supplies are valued at the lower of cost (weighted average) or market.

#### F. Property and Equipment

Property and equipment is carried at cost and is depreciated on the straightline method using rates based on the following estimated useful lives:

Building and building improvements 40 years Furniture, fixtures and equipment 3-10 years Leasehold Improvements 10-40 years

Interest associated with borrowings used to finance construction projects has been capitalized and is being amortized over the estimated useful life of the assets.

#### G. Land Rights

Land rights represent the fair value of such rights, at the time of contribution, of certain land leases contributed to the Company by the Trump Plaza Corporation, an affiliate of the Company. These rights are being amortized over the period of the underlying operating leases which extend through 2078.

### H. <u>Income Taxes</u>

The Company adopted Statement of Financial Accounting Standards No. 109("SFAS No. 109"), Accounting for Income Taxes, effective January 1, 1993. Adoption of this new standard did not have a significant impact on the financial condition or results of operations. SFAS No. 109 requires recognition of deferred tax liabilities and assets for the expected future tax consequences of events that have been included in the financial statements or tax returns. Under this method deferred tax liabilities and assets are determined based on the difference between the financial statement and the tax basis of assets and liabilities using enacted tax rates in effect for the year in which the differences are expected to reverse.

The accompanying financial statements do not include a provision for Federal income taxes, since any income or losses allocated to its partners are reportable for federal income tax purposes by such partners.

Under the New Jersey Casino Control Commission regulations, the Company is required to file a consolidated New Jersey corporation business tax return. Accordingly, a provision (benefit) for state income taxes has been reflected in the accompanying financial statements.

Deferred State income taxes result primarily from differences in the timing of reporting of depreciation for tax and financial statement purposes.

### I. Fair Value of Financial Instruments

The carrying amount of the following financial instruments of the Company approximates fair value, as follows: (a) cash and cash equivalents, accrued interest receivables and payables are based on the short term nature of these financial instruments; (b) CRDA bonds and deposits are based on the allowances to give effect to the below market interest rates.

The estimated fair values of other financial instruments are as follows:

### <u>December 31, 1993</u>

	<u>Carrying Amount</u>	<u>Fair Value</u>
10 7/8% Mortgage Notes	\$325,859,000	\$330,000,000

The fair value of the Mortgage Note is based on quoted market prices obtained by the Company from its investment advisor.

There are no quoted market prices for other notes payable and a reasonable estimate could not be made without incurring excessive costs.

#### J. Statements of Cash Flows

For purposes of the statements of cash flows, the Company considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

#### K. Reclassifications

Certain reclassifications were made to the 1992 financial statements to present them on a basis consistent with the 1993 classification.

#### NOTE 2: PREPAID EXPENSES AND OTHER CURRENT ASSETS

Prepaid expenses and other current assets as of December 31, consisted of the following:

<u> 1993</u>	<u> 1992</u>
\$ 463,000	\$ 444,000
737,000	670,000
124,000	124,000
819,000	306,000
-	516,000
125,000	104,000
433,000	338,000
\$2,701,000	\$2,502,000
	\$ 463,000 737,000 124,000 819,000 - 125,000 433,000

### NOTE 3: INVESTMENTS, ADVANCES AND RECEIVABLES

Investments, advances and receivables as of December 31, consisted of the following:

	1993	1992
Advances due from -		
Trump Seashore Associates	\$ 863,000	\$1,153,000
Trump Plaza Holding Associates	3,043,000	-
Casino reinvestment bonds and escrow	•	
deposit, net of valuation adjustment		
(1993) \$2,981,000; (1992)\$1,934,000	5,957,000	3,868,000
	\$9,863,000	\$5,021,000
	·	'=========

### NOTE 4: PROPERTY AND EQUIPMENT - NET

Property and equipment as of December 31, consisted of the following:

	1993	1992
Land and land improvements Buildings	\$ 35,613,000 295,617,000	\$ 34,906,000 293,908,000
Furniture, fixtures and equipment Leasehold improvements	78,173,000 2,404,000	74,623,000 2,378,000
Construction in progress  Less - Accumulated depreciation &	3,784,000 415,591,000	3,924,000 409,739,000
amortization Net property and equipment	(122,450,000) \$ 293,141,000	(109,473,000) \$ 300,266,000

### NOTE 5: OTHER ASSETS

Other assets as of December 31, consisted of the following:

	<u> 1993</u>	1992
Land rights, net	\$ 30,058,000	\$ 30,428,000
Deferred Loan Cost (net of affiliate)	13,434,000	673,000
Deposits	1,370,000	1,285,000
Deferred slot tax charge	72,000	80,000
Other deferred charges		1,416,000
	\$ 44,934,000	\$ 33,882,000
	========	

### NOTE 6: OTHER ACCRUED EXPENSES

Other accrued expenses as of December 31, consisted of the following:

	1993	1992
Accrued payroll	\$ 6,489,000	\$ 5,760,000
Accrued progressive jackpot liabilities	901,000	1,000,000
Accrued interest	1,498,000	8,024,000
Accrued gaming taxes payable	470,000	438,000
Accrued Casino Control Commission &		·
Division of Gaming Enforcement fees	537,000	580,000
Accrued utilities	362,000	366,000
Accrued union benefits	220,000	297,000
Accrued health insurance benefits	1,558,000	1,645,000
Accrued parking, sales, use & luxury tax	253,000	133,000
Accrued professional costs	341,000	1,942,000
Accrued special event costs	822,000	934,000
Accrued repairs & maintenance costs	136,000	95,000
Accrued restructuring expense	-	1,414,000
Accrued preferred stock dividends	-	2,026,000
Distribution payable on income taxes to		
Trump Plaza Funding, Inc.	974,000	2,086,000
Other	1,480,000	<u>1,747,000</u>
	\$16,041,000	\$28,487,000

### NOTE 7: OTHER CURRENT LIABILITIES

Other current liabilities as of December 31, consisted of the following:

	1993	<u> 1992</u>
Unredeemed chip/token liability	\$1,886,000	\$1,788,000
Patron deposits	279,000	835,000
Casino reinvestment liability	747,000	753,000
Reserve for insurance claims	2,808,000	2,153,000
Advance room/theater deposits	111,000	104,000
Advances due to Trump Castle Associates	321,000	333,000
Advances due to Trump Penthouse Parcel	-	87,000
Advances due to Seashore Four Associates	566,000	592,000
Advances due to Taj Mahal Associates	73,000	50,000
Other	489,000	<u>376,000</u>
	\$7,280,000	\$7,071,000

#### NOTE 8: LONG-TERM DEBT-DUE TO AFFILIATES

Long-term debt-due to affiliates as of December 31, consisted of the following:

	<u> 1993</u>	1992
10 7/8% Partnership Note, net of unamortized discount of \$4,141,000, interest payable semi-annually, maturing in 2001.	\$325,859,000	\$ -
12% Partnership Note, interest payable semi-annually, maturing in 2002.	\$325,859,000 =======	225,000,000 \$225,000,000

On June 25, 1993 TPF issued \$330,000,000 principal amount of 10 7/8% Mortgage Notes, due 2001, net of discount of \$4,313,000. Net proceeds of the Offering were used to redeem all of TPF's outstanding \$225,000,000 principal amount 12% Mortgage Bonds, due 2002 and together with other funds, \$40,000,000 of the Preferred Partnership Interest, \$12,000,000 principal amount of the 9.14% Regency Note due 2003, a portion of the Special Distribution and transaction expenses. (See Note 1(B) "Summary of Significant Accounting Policies"). In exchange for the Mortgage Notes, the Company issued a Partnership Note to TPF.

The Mortgage Notes mature on June 15, 2001 and are redeemable at any time on or after June 15, 1998, at the option of the Company or TPF, in whole or in part, at the principal amount plus a premium which declines ratably each year to zero in the year of maturity. The Mortgage Notes bear interest at the rate of 10 7/8% per annum from the date of issuance, payable semi-annually on each June 15 and December 15, commencing December 15, 1993 and are secured by substantially all of the Company's assets.

The Mortgage Note Indenture contains certain covenants limiting the ability of the Company to incur indebtedness, including indebtedness secured by liens on Trump Plaza.

### NOTE 9: LONG-TERM DEBT - OTHER

Long-term debt - other as of December 31, consisted of the following:

	1993	1992
10% note payable to Harrah's Atlantic City, Inc., interest payable monthly, maturing in 1993 (A)	\$ <b>-</b>	\$ 8,471,000
Regency Note (B)	-	17,500,000
Mortgage notes payable in monthly installments, including interest, with interest rates ranging from 10.0% to 11.0%. The notes are due at various dates between 1994 and 1998 and are secured by certain real property.	6,410,000	7,284,000
Other notes with interest rates ranging from 8.0% to 11.5%, principal and interest payable monthly, secured by automobile and computer equipment	1,060,000	1,448,000
Less current maturities	7,470,000 1,633,000 \$5,837,000	34,703,000 <u>9,980,000</u> \$24,723,000 =======

- (A) The entire \$8,471,000 principal amount of the 10% note payable was repaid on May 16, 1993.
- (B) The entire \$17,500,000 principal amount of 9.14% Regency Note due 2003 was settled on June 25, 1993 with \$12.0 million of proceeds from the Mortgage Notes Offering with the excess of the carrying value being classified as an extraordinary gain. See Note 15 Extraordinary Gain (Loss).

The aggregate maturities of long-term debt - other in each of the years subsequent to 1993 are:

1994		\$	1,633,000
1995			2,850,000
1996			542,000
1997	** *		2,012,000
1998			433,000
		\$	7,470,000
		=	

#### NOTE 10: DEFERRED CREDITS

Deferred credits as of December 31, 1993 and 1992 consisted of deferred state income taxes.

#### NOTE 11: INTEREST (EXPENSE) - AFFILIATES

Interest (Expense) - Affiliates consisted of the interest on the 12% Partnership Note and the 10 7/8% Partnership Note upon consummation of the Mortgage Note Offering on June 25, 1993 for the three and twelve months ended December 31, 1993 and interest on the 12 7/8% Partnership Note and the 12% Partnership Note which was exchanged for the 12 7/8% Partnership Note on May 29, 1992, for the three and twelve months ended December 31, 1992.

### NOTE 12: NONOPERATING INCOME (EXPENSE) - NET

Nonoperating income (expense) - net for the three and twelve months ended December 31, consisted of the following:

		Three Mo	nths Ended 1992		Twelve Mo	onths Ended 1992
Interest income	\$	185,000	\$ 136,000	\$	546,000	\$ 487,000
Gain (Loss) on disposal of property and equipment		(31,000)	-		(26,000)	34,000
Litigation expense		(352,000)	(320,000)		(393,000)	(1,462,000)
Restructuring expense		-	(566,000)		-	(5,177,000)
Nonoperating lease and related costs	(1	,781,000)	-	(4	,049,000)	-
Other nonoperating income	\$ (1	710,000 ,269,000)	314,000 \$(436,000) ======	\$ <u>(</u> 3	571,000 ,351,000)\$	535,000 5(5,583,000)

#### NOTE 13: OTHER LIABILITIES

Other liabilities as of December 31, consisted of the following:

	1993	1992
Preferred Partnership Interest	\$ <b>-</b>	\$58,092,000
Deferred Income Taxes relating to Preferred Partnership Interest	<u>2,949,000</u> \$2,949,000	116,000 \$58,208,000
• • • • • • • • • • • • • • • • • • • •		========

On June 25, 1993, the date of the consummation of the Offerings, TPF's Preferred Stock units were redeemed with \$40.0 million of the proceeds of the Company's 10 7/8% Mortgage Note as well as Trump Plaza Holding Associates ("Holding")'s \$35.0 million of PIK Notes (see Note 14(D) Commitments and Contingencies). The balance of the Company's preferred partnership interest was converted into and classified as a general partnership interest in accordance with the amended Partnership Agreement.

#### NOTE 14: COMMITMENTS AND CONTINGENCIES

#### A. Leases

The Company leases property (primarily land), certain parking space, and various equipment under operating leases. Rent expense for the years ended December 31, 1993 and 1992 was \$4,338,000 and \$4,361,000 respectively, of which \$2,513,000 and \$2,127,000, respectively, relates to affiliates of the Company.

Future minimum lease payments under the noncancelable operating leases are as follows:

		Amounts
,		Relating to
	<u> </u>	<u> Affiliates</u>
1994	\$ 6,220,000	\$ 1,900,000
1995	6,445,000	2,125,000
1996	6,670,000	2,350,000
1997	6,670,000	2,350,000
1998	5,110,000	2,350,000
Thereafter	<u>274,183,000</u>	<u>193,600,000</u>
	\$305,298,000	\$204,675,000

Certain of these leases contain options to purchase the leased properties at various prices throughout the leased terms. At December 31, 1993, the aggregate option price for these leases was approximately \$58,000,000.

#### A. <u>Leases cont.</u>

In October, 1993 the Company assumed the Boardwalk Expansion Site Lease and related expenses. In connection with the Offerings, the Company acquired a five-year option to purchase the Boardwalk Expansion Site (the "Option"). Management intends to exercise this option by June 30, 1995. See Note 14(E) Commitments and Contingencies Future Expansion.

### B. <u>Casino Reinvestment Development Authority Obligations</u>

Pursuant to the provisions of the Act, the Company, commencing twelve months after the date of the opening of Trump Plaza in May 1984, and continuing for a period of twenty-five years thereafter, must either obtain investment tax credits (as defined in the Casino Control Act), in an amount equivalent to 1.25% of its gross casino revenues, or pay an alternative tax of 2.5% of its gross casino revenues, (as defined in the Casino Control Act). Investment tax credits may be obtained by making qualified investments or by the purchase of bonds at below market interest rates from the Casino Reinvestment Development Authority ("CRDA"). The Company is required to make quarterly deposits with the CRDA. Investments, Advances and Receivables as of December 31,1993 include \$2,119,000 of below market interest rate bonds issued by the CRDA and \$6,819,000 of deposits paid towards the purchase of below market interest rate bonds.

#### C. <u>Casino License Renewal</u>

The operation of an Atlantic City hotel and casino is subject to significant regulatory controls which affect virtually all of its operations. Under the New Jersey Casino Control Act (the "Act"), the Company is required to maintain certain licenses.

In April, 1993, the New Jersey Casino Control Commission ("CCC") renewed the Company's license to operate Trump Plaza. This license must be renewed in June, 1995, is not transferable and will include a review of the financial stability of the Company. Upon revocation, suspension for more than 120 days, or failure to renew the casino license, the Act provides for the mandatory appointment of a conservator to take possession of the hotel and casino's business and property, subject to all valid liens, claims and encumbrances.

#### D. <u>Pay-In-Kind Notes</u>

On June 25, 1993, Holding, a newly formed Partnership beneficially owned 100% by Donald J. Trump ("Trump"), issued \$60,000,000 principal amount of 12 1/2% Pay-In-Kind Notes (the "PIK Notes"), due 2003, together with Warrants to acquire an additional \$12,000,000 of PIK Notes at no additional cost. The Warrants will be exercisable following the earlier of certain triggering events or June 15, 1996.

#### D. Pay-In-Kind Notes cont.

The PIK Notes mature on June 15, 2003. The PIK Notes bear interest at the rate of 12 1/2% per annum from the date of issuance, payable semi-annually on each June 15 and December 15, commencing December 15, 1993. At the option of Holding, interest is payable in whole or in part, in cash or, in lieu of cash, through the issuance of additional PIK Notes valued at 100% of their principal amount. Holding has no other assets or business other than its 99% equity interest in the Company. As such, the ability of Holding to pay interest in cash on the PIK Notes is entirely dependent on the ability of the Company to distribute available cash, as defined, to Holding for such purpose. On December 15, 1993 the Company elected to issue, in lieu of cash, an additional \$3,562,000 in PIK Notes to satisfy its semi-annual PIK Note interest obligation.

The PIK Notes are subordinate to TPF's Mortgage Notes and any other indebtedness of the Company. The PIK Notes are secured by a pledge of Holding's 99% equity interest in the Company. The indenture to which the PIK Notes were issued (the "PIK Note Indenture") contains covenants prohibiting Holding from incurring additional indebtedness and engaging in other activities, and other covenants restricting the activities of the Company substantially similar to those set forth in the Mortgage Note Indenture. The PIK Note and Warrants are non-recourse to the Partners of Holding, including Trump, and to all other persons and entities (other than Holding). Upon an event of default, holders of PIK Notes or Warrants will have recourse only to the assets of Holding which consist solely of its equity interest in the Company.

#### E. Future Expansion

In 1993, the Company received the approval of the CCC, subject to certain conditions, for the expansion of its hotel facilities (the "Boardwalk Expansion Site"). On June 25, 1993, the date the Offerings were consummated, Trump transferred title to the Boardwalk Expansion Site to a lender in exchange for a reduction in Trump's indebtedness to such lender in an amount equal to the sum of fair market value of the Boardwalk Expansion Site and all rent payments made to such lender by Trump under the Boardwalk Expansion Site Lease. On the date the Offerings were consummated, the lender leased the Boardwalk Expansion Site to Trump (the "Boardwalk Expansion Site Lease") for a term of five years, which expires on June 30, 1998, during which time Trump is obligated to pay the lender \$260,000 per month in lease payments. In October 1993, the Company assumed the Boardwalk Expansion Site Lease and related expenses.

In connection with the Offerings, the Company acquired a five-year option to purchase the Boardwalk Expansion Site (the "Option"). Until such time as the Option is exercised or expires, the Company will be obligated, from and after the date it entered into the Option, to pay the net expenses associated with the Boardwalk Expansion Site. Under the Option, the Company has the right to acquire the Boardwalk Expansion Site for a purchase price of \$26.0 million

#### E. <u>Future Expansion cont.</u>

through 1994, increasing by \$1.0 million annually thereafter until expiration on June 30, 1998. The CCC has required that the Company exercise the Option for its right of first refusal therein no later than July 1, 1995. If the Company defaults in making payments due under the Option, the Company would be liable to the lender for the sum of (a) the present value of all remaining payments to be made by the Company pursuant to the Option during the term thereof and (b) the cost of demolition of all improvements then located on the Boardwalk Expansion Site.

As of December 31, 1993 the Company had capitalized approximately \$2.7 million in construction costs related to the Boardwalk Expansion Site. The Company's ability to acquire the Boardwalk Expansion Site pursuant to the Option would be dependent upon its ability to obtain financing to acquire the property. The ability to incur such indebtedness is restricted by the Mortgage Note Indenture and the PIK Note Indenture and requires the consent of certain of Trump's personal creditors. The Company's ability to develop the Boardwalk Expansion Site would be dependent upon its ability to use existing cash on hand and generate cash flow from operations sufficient to fund development costs. No assurance can be given that such cash on hand will be available to the Company for such purposes or that it will be able to generate sufficient cash flow from operations. In addition, exercise of the Option requires the consent of certain of Trump's personal creditors, and there can be no assurance that such consent will be obtained at the time the Company desires to exercise the Option or such right.

The accompanying financial statements do not include any adjustments that may be necessary should the Company be unable to exercise the Option.

#### F. <u>Services Agreement</u>

Pursuant to the terms of a Services Agreement with Trump Plaza Management Corp. ("TPM"), a corporation beneficially owned by Trump, in consideration for services provided, the Company pays TPM each year an annual fee of \$1.0 million in equal monthly installments, and reimburses TPM on a monthly basis for all reasonable out-of-pocket expenses incurred by TPM in performing its obligations under the Services Agreement, up to certain amounts. Under this Agreement, \$1,247,000 was charged to expense for the year ended December 31, 1993.

#### G. Advances to Donald J. Trump

In December, 1993, Trump entered into an option agreement (the "Chemical Option Agreement") with Chemical Bank ("Chemical") and ACFH, Inc. ("ACFH") a wholly owned subsidiary of Chemical. The Chemical Option Agreement grants to Trump an option to purchase (i) the Trump Regency (including the land, improvements and personal property used in the operation of the hotel) and (ii) certain promissory notes made by Trump and/or certain of his affiliates

### G. Advances to Donald J. Trump cont.

and payable to Chemical (the "Chemical Notes") which are secured by certain real estate assets located in New York, unrelated to the Company.

The aggregate purchase price payable for the assets subject to the Chemical Option Agreement is \$80 million. Under the terms of the Chemical Option Agreement, \$1 million was required to be paid for the option by January 5, 1994. The option expires on May 6, 1994, provided that the option may be extended until June 30, 1994 by the payment of an additional \$250,000 on or before that date. The \$1 million payment (and the \$250,000 payment, if made) may be credited against the \$80 million purchase price. The Chemical Option Agreement does not allocate the purchase price among the assets subject to the option or permit the option to be exercised for some, but not all, of such assets.

In connection with the execution of the Chemical Option Agreement, Trump agreed with the Company that, if Trump is able to acquire the Trump Regency pursuant to the exercise of the option, he would make the Trump Regency available for the sole benefit of the Company on a basis consistent with the Company's contractual obligations and requirements. Trump further agreed that the Company would not be required to pay any additional consideration to Trump in connection with any assignment of the option to purchase the Trump Regency. On January 5, 1994, the Company obtained the approval of the CCC to make the \$1 million payment, and the payment was made on that date.

### Note 15: Extraordinary Gain (Loss):

The \$4,120,000 excess of the carrying value of the Regency Hotel obligation over the amount of the settlement payment net of related prepaid expenses has been reported as an extraordinary gain for the year ended December 31, 1993.

The extraordinary loss for the year ended December 31, 1992 consists of the effect of stating the Bonds and Preferred Stock issued at fair value and the write-off of certain deferred financing charges and costs.

#### NOTE 16: PROVISION (CREDIT) FOR INCOME TAXES

The provision (credit) for state income taxes for the three and twelve months ended December 31, consisted of the following:

	Three months ended		Twelve month	s ended
Current	\$ <u>1993</u>	\$ <del>-</del>	\$\frac{1993}{(67,000)}	\$ <u>1992</u>
Deferred	(215,000)	(240,000)	1,177,000	(233,000)
Total	\$(215,000) ======	\$(240,000) ======	\$1,110,000 ======	\$(233,000) ======

### Note 17: Employee Benefit Plans

The Company has a retirement savings plan for its nonunion employees under Section 401(K) of the Internal Revenue Code. Employees are eligible to contribute up to 15% of their earnings to the plan and the Company will match 50% of an eligible employee's contributions up to a maximum of 4% of the employee's earnings. The Company recorded charges of \$765,000 and \$699,000 for matching contributions for the years ended December 31, 1993 and 1992, respectively.

### TRADING NAME OF LICENSEE: Trump Plaza Hotel & Casino

### SCHEDULE OF RECEIVABLES AND PATRONS' CHECKS

#### DECEMBER 31, 1993

### (Unaudited) (# in thousands)

Line (a)	Description (b)	Account Balance (c)	Allowance (d)	Accounts Receivable net of allowance (e)
1	Patrons' Check: Undeposited patrons' checks	<b>\$</b> 3,074		
2	Returned patron's check	12,914		
3	Total patron's checks	15,988	10,377	5,611
4	Hotel Receivables	1,390	239	1,151
5	Other Receivables: Receivables due from officers and employees	10		
6	Receivables due from affiliates	-		
7	Other accounts and notes receivables	185		
8	Total other receivables	195		195
9	Totals (Form 205)	<b>\$</b> 17,573	<b>\$</b> 10,616	\$ 6,957

	UNDEPOSITED PATRON'S CHECKS ACTIVITY		
Line (f)	Description (g)	Amount (h)	
10	Beginning Balance (January 1)	*	3,232
11	Counter checks issued (excluding counter checks issued through transactions relating to consolidations, partial redemptions, substitutions, and patron's cash deposits).	·	122,721
12	Checks redeemed prior to deposit (excluding the unredeemed portion of counter checks redeemed through partial redemptions, and excluding checks, redeemed through transactions relating to consolidations, substitutions, and patron's cash deposits).		(90,052)
13	Checks collected through deposits		(25,991)
14	Checks transferred to returned checks		(6,836)
15	Other adjustments		-
16	Ending Balance		3,074
17	"Hold Checks" included in Balance on Line 16		•
18	Provisions for Uncollectible Patron's Checks		99
19	Provisions as a percent of Counter Checks issued.		0.1%

4/86 CCC-240

### TRADING NAME OF LICENSEE: TRUMP PLAZA HOTEL AND CASINO

### **PROMOTIONAL EXPENSES AND ALLOWANCES**

### For the Three Months Ended December 31, 1993

	Promotional Number of Recipients	Allowances Dollar Amount	Promotional Expen Number of Doll Recipients Amou	ar
Rooms Food Beverage Travel Coin Coupon Entertainment Retail & Gifts Other	23,594 216,377 639,978 - 171,374 13,651 - 20,352	\$2,610,000 2,812,000 1,920,000 	1,031 \$ 77, 	000 000 000 000
Total	1,085,326	\$8,669,000 ======	671,503 \$5,171,6 =======	000

### For the Twelve Months Ended December 31, 1993

	Promotiona Number of Recipients	1 Allowances Dollar Amount	<u>1</u>	Promotiona Number of Recipients	Dollar Amount
Rooms	96,360	\$10,912,000		2,897	\$ <u>217,000</u>
Food	<u>896,332</u>	11,652,000		-	
Beverage	2,722,731	8,168,000			4400
Travel		-		20,235	<u>3,035,000</u>
Coin	-			2,861,348	17,782,000
Coupon	<u>831,986</u>	4,329,000		-	-
Entertainment	<u>55,596</u>	1,209,000	_	3,877	<u>155,000</u>
Retail & Gifts		-		464	1,049,000
Other	85,181	852,000		27,440	686,000
Total	4,688,186	\$37,122,000		2,916,261	\$22,924,000
			:		

### TRADING NAME OF LICENSEE TRUMP PLAZA HOTEL & CASINO

### **ANNUAL EMPLOYMENT AND PAYROLL REPORT**

### FOR THE YEAR ENDED DECEMBER 31, 1993

(\$ in thousands)

(\$ in thousands)						
LINE	DEPARTMENT (b)	NUMBER OF	SALARIES AND WAGES			
(a)		(c)	OTHER	OFFICERS &		
			EMPLOYEES(d)	OWNERS(e	TOTAL(f)	
1	CASINO Administration	2				
2	Gaming	800				
3	Slots	169				
4	Casino Accounting	436				
5	Other	10				
6	Total-casino	1,417	\$ 32,676	\$ -	\$ 32,676	
7	ROOMS	173	3,639		3,639	
8	FOOD AND BEVERAGE	793	13,617	-	13,617	
	OTHER OPERATED DEPARTMENTS					
9	Other Operated Departments	216	3,785	-	3,785	
10						
11						
12						
13						
14						
15						
16						
17	·					
18						
19						
	ADMINISTRATIVE AND GENERAL					
20	Executive office	18	336	1,232	1,568	
21	Accounting and auditing	134	2,877	•	2,877	
22	Security .	208	4,624	-	4,624	
23	Other administrative and general department	128	3,586	-	3,586	
24	MARKETING	146	2,801	-	2,801	
25	GUEST ENTERTAINMENT	31	1,214	-	1,214	
26	PROPERTY OPERATION AND MANAGEMENT	335	8,697	-	8,697	
27	TOTAL - ALL DEPARTMENTS	3,599	\$ 77,852	\$ 1,232	\$ 79,084	

1/85

# ANNUAL EMPLOYMENT AND PAYROLL REPORT

LICENSEE: TRUMP PLAZA HOTEL & CASINO

ADDRESS: MISSISSIPPI AVENUE & BOARDWALK

ATLANTIC CITY, NJ 08401

### FOR THE YEAR ENDED DECEMBER 31, 1993

TO THE

**CASINO CONTROL COMMISSION** 

OF THE

STATE OF NEW JERSEY

NAME OF OFFICER IN CHARGE OF CORRESPONDENCE REGARDING THIS ANNUAL EMPLOYMENT

AND PAYROLL REPORT.....GEORGE T. PAPANIER

OFFICIAL TITLE.....VICE-PRESIDENT OF FINANCE

ADDRESS......MISSISSIPPI AVENUE & BOARDWALK

ATLANTIC CITY, NJ 08401

ANNUAL EMPLOYMENT AND PAYROLL REPORT SIGNATURE PAGE

For the Year Ended December 31,  $19_{\underline{93}}$ 

3-15-94 Date

vice President of Finance

Title

Signature

### STATEMENT OF CONFORMITY AND ACCURACY

STATE OF NEW JERSEY

:ss.

COUNTY OF ATLANTIC

.

GEORGE T. PAPANIER, being duly sworn according to law upon my oath Name

#### deposes and says:

- 1. I have examined this Annual Report.
- 2. All the information contained in this Report has been prepared in conformity with Casino Control Commission's Annual Report Instructions and Uniform Chart of Accounts.

3. The information contained in this Annual Report is accurate to the best of my knowledge and belief.

Signature

Vice President of Finance

004859-11 License Number

On Behalf Of:

Subscribed and sworn to before me this // day of March , 1994

Sidnature

JUDITH ROFF
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Feb. 24, 1998

Basis of Authority to Take Oaths

4/86

CCC-250

### GROSS REVENUE ANNUAL TAX RETURN

LICENSEE: TRUMP PLAZA HOTEL & CASINO

ADDRESS: MISSISSIPPI AVENUE & BOARDWALK

ATLANTIC CITY, NJ 08401

# FOR THE YEAR ENDED DECEMBER 31, 1993

TO THE

CASINO CONTROL COMMISSION

OF THE

STATE OF NEW JERSEY

NAME OF OFFICER IN CHARGE
OF CORRESPONDENCE REGARDING

THIS ANNUAL TAX RETURN.....GEORGE T. PAPANIER

OFFICIAL TITLE.....VICE-PRESIDENT OF FINANCE

ADDRESS......MISSISSIPPI AVENUE & BOARDWALK

ATLANTIC CITY, NJ 08401

# GROSS REVENUE ANNUAL TAX RETURN

FOR THE YEAR ENDED DECEMBER 31, 19 93

(UNAUDITED)

### (\$ IN THOUSANDS)

1 1115			
LINE	Casino win or (loss)		
1	Table same Pevenie	<b>\$</b> 93,593	
2	Coin-operated devices revenue	173,215	066,000
3	Total revenues		<u>\$ 266,808</u>
	Less - adjustment for uncollectible patrons' checks:	99	
4	Provision for uncollectible patrons' checks	···· <u>\$</u>	
		<del></del>	
5	Maximum adjustment (4% of line 3)	<u>\$ 10,672</u>	
			99
6	Adjustment (the lesser of line 4 or line 5)		
	-		0// 700
7	Gross revenues (line 3 less line 6)		<u>\$ 200,709</u>
			01 007
8	Tax on gross revenues - current year (8% of line 7)		3 22,3337
			•
9	Audit or other adjustments to tax on gross revenues in pr	rior years	21,337
10	Total tax on gross revenues (line 8 plus or minus line 9)	)	21,337
			•
	Deposits made for tax on current year's gross revenues:	• 1. 236	
	January	1,538	•
12	February		·
13	March		+ *
14	April	7 77 4	
15	May		
16	June		
17	July	7 707	
18	August	777	
19	September		
20	October	1,876	
21	November	1,165	
22	December	7.71	•
23	January  Total deposits made for tax on current year's gross	s revenues	( 21,337 )
24	lotal deposits made for tax on cullent year 3 gloss		
	Settlement of prior years' tax on gross revenues		•
	resulting from audit or other adjustments - (deposits)	credits	
25	resulting from addit of other adjustments (deposito)		
96	Gross revenues tax payable (line 10 less line 24 plus or	minus line 25)	<u>\$</u>
26	Gross revenues can havante (time to less time at bles of		

#### STATEMENT OF CONFORMITY AND ACCURACY

STATE OF

:ss.

COUNTY OF

GEORGE T. PAPANIER

, being duly sworn according

Name

to law upon my oath deposes and says:

- 1. I have examined this Gross Revenue Annual Tax Return.
- 2. All the information contained in this Return has been prepared in conformity with the Casino Control Commission's Gross Revenue Annual Tax Return Instructions and Uniform Chart of Accounts.

3. The information contained in this Return is accurate to the best of

my knowledge and belief.

Vice-President of Finance

Title

004859-11

License Number

Subscribed and sworn to before me this 14 day of March

., 1994.

JUDITH ROFF

NOTARY PUBLIC OF NEW JERSEY My Commission Expires Feb. 24, 1998

Basis of Authority to Take Oaths

On Behalf Of:

Trump Plaza Hotel & Casino

Casino Licensee